

Hawick

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Waverley Bar & Pickled Orange

78 High Street, Hawick



Centrally located with a prime position on Hawick High Street, the Waverley Bar is a well established public house which has served as a staple of the community for many a year, with a loyal and longstanding customer base. In addition to the bar, we are also delighted to offer for sale the adjoining Pickled Orange, most recently trading as a cafe, as well as a three bedroom dwellinghouse above. Viewings are considered essential to fully appreciate.



Waverley Bar & Pickled Orange

78 High Street, Hawick

Rateable Value

According to the Scottish Assessor's website (www.saa.gov.uk) the Waverley Bar has been entered into the valuation roll at £28,250, with the Pickled Orange having been entered at £10,300. The uniform business rate for the current year is £0.49 pence in the pound.

Legal Costs

Each party shall be responsible for their own legal costs incurred in connection with the transaction with the purchaser liable for any LBTT and VAT

Trading Figures

Trading accounts will be provided to parties who have expressed a genuine interest following a viewing of the business, subject to a confidentiality agreement. Please contact the selling agent for further details.



Description

Internally, the property comprises of a public bar, cellerage, service access, ladies & gents WC facilities and an enclosed beer garden to the rear. The bar area has been upgraded through time and is currently fitted out to a high standard.

The Pickled Orange comprises the cafe area, serving counter, preparation area, kitchen and ladies and gents WC facilities. The Pickled Orange could be used for a variety of business uses and provides the purchaser with an additional revenue stream in addition to the bar.

The three bedroom dwellinghouse is accessed separately via the vennel and forms the first and second floor of a purpose built tenement. On the first floor is the living room, shower room, and modern fitted kitchen. Moving upstairs, there is the master bedroom, two further double bedrooms and the family bathroom. The flat has been tastefully decorated throughout by the current proprietor and is presented in move in condition.

Viewings & Offers

Viewings are strictly by appointment with the selling agent, to arrange an appointment please contact Cullen Kilshaw Hawick on 01450 372336.

Offers should be submitted in proper legal form to the selling agents. Any prospective purchaser wishing to be informed of a closing date should notify the selling agents as soon as possible. The selling agents reserve the right to sell the property without setting a closing date and do not bind themselves to accepting the highest of any offer.

Fixtures and Fittings

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

EPC

TBC

Services

Mains gas, electricity, water and drainage.

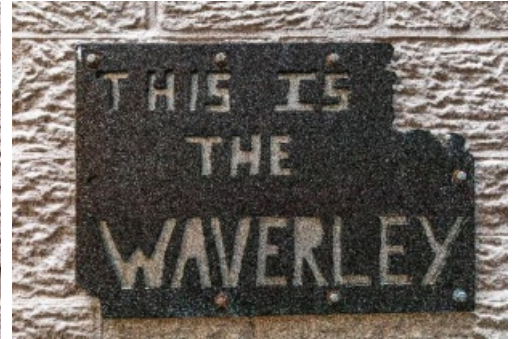
Location

The central Borders town of Hawick is very well placed for access to all the other towns in the region. As Edinburgh city centre is easily accessible via the A7 and A68 by road and the new Waverly Rail Link to Tweedbank can be reached in around 30 minutes, the commuter is increasingly seeking out the Scottish Borders region as an ideal location in which to settle for a quality lifestyle with a quieter pace and houses at a more affordable price. Hawick has an excellent variety of shopping, leisure, recreational and sports facilities. The area is renowned for its beautiful scenery, offers numerous activities for those with an interest in sporting or leisure pursuits and is steeped in a sense of history and tradition.

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The Waverley Bar & Pickled Orange Cafe, 78 High Street Hawick TD9 9HR



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Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

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Jedburgh,	Tel 01835 863 202
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Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
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Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.